



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 6, 2008
AGENDA DATE: February 13, 2008
PROJECT ADDRESS: 1333 Cliff Drive (MST2007-00652)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 7,500 square foot project site is currently developed with a single-family residence and carport. The proposed project involves a 430 square foot first floor addition. The discretionary application required for this project are Modifications to permit the addition to be located within the required interior yard setback and open yard areas (SBMC §28.15.060).

Date Application Accepted: December 31, 2007 Date Action Required: March 31, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Property Owner: Mike Conaway

Parcel Number: 045-041-005

Lot Area: 7,500 sf

General Plan: 5 Units Per Acre

Zoning: E-3/SD-3

Existing Use: One-Family Residence

Topography: 19% Slope

Adjacent Land Uses:

North - Cliff Drive

East - One-Family Residence

South - One-Family Residence

West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,410 sf	412 sf addition
Carport	288 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 7,500 sf
Building: 2,965 sf; 39%
Hardscape: 1,168 sf; 16%
Landscape: 3,367 sf; 45%

IV. DISCUSSION

The proposed project replaces an existing deck with a 412 square foot first floor addition. In order to create a uniform improvement with the existing residence's floor plan, a Modification is being requested to construct the addition at the existing non-conforming setback of four-feet, four-inches (4' 4"). The addition results in approximately twenty-six square feet of additional floor area within a required yard. The applicant is providing fixed glass windows in the encroaching area to limit impacts of noise and odor emissions to the neighbor, while preserving access to the ocean views that the property provides. The addition also reduces the existing open yard area on the site. It is Staff's position that adequate area will still exist on the site for private outdoor enjoyment.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project making the findings that the Modification secures appropriate improvements while meeting the purpose and intent of the Ordinance by permitting the room addition to create a uniform improvement without impacts to the neighbors and an open yard area that still provides adequate area the intended purpose.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated December 13, 2007

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

December 13, 2007

To: City of Santa Barbara, Zoning Officer
630 Garden Street
Santa Barbara, CA 93101
Tel. 805-564-5377

Re: CONAWAY RESIDENTIAL ADDITION
Address: 1333 Cliff Drive

Dear Zoning Officer,

I am writing to provide explanation for our application for MOD Exception to Setback & Open Yard Area Requirements. Our property on Cliff Drive has an existing sideyard setback of four feet four inches at the existing back of the house. We are proposing to extend the existing side of the house to the rear fifteen feet ~~inches~~ along that line for an addition to our existing living room. The addition at the rear is necessary because the existing 1954 vintage living room, breakfast area, & kitchen are quite tiny. During the preliminary design phase of drawing preparation we indicated the importance of maintaining the open rear yard space and not allow the addition to extend too far into the yard for maximum use of both house and garden areas. If the addition is required to maintain a six foot setback, the entire addition would have to move in twenty inches at the side, creating a weird meandering good-for-nothing space beside the addition & house.

Secondly, the ceiling height in the addition is set at ten feet five inches, thus creating a natural break in the roofline at the eave. It makes architectural sense to align the exterior wall of the addition with the existing side of house and allow the addition to appear to be unified with the existing house. If we were required to maintain the six foot setback only at the addition, the 20 inch bump in, combined with the change in eave elevation, would clearly establish the addition as just that, an addition – an afterthought – to anyone who sees it, as long as the house is standing.

Thirdly, even with the higher ceiling in the addition, the addition only matches the highest roof elevation, and will not be seen from the street fronting the parcel. If we are allowed this MOD Exclusion, the resulting non-conforming addition will match the existing highest ridge of the roof and not increase the overall building height.

We are proposing, and have expressed in the drawings, to maintain the existing character of the building. All windows, doors, exterior finishes – stucco walls & asphalt composition shingles - are to match existing and remain consistent with the remainder of the structure.

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EXHIBIT B

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Regarding the open yard area: A large portion of our rear yard area is sloping down to the rear property line. Starting from the top of the slope we have a wood deck, which is level with the grassy lawn between the house and the slope. The only possible way to achieve the 20 feet deep open yard area requirement is to include this wood deck. We are requesting that you allow us to do so. Thus we would have an available open yard space equal to 25 feet seven inches by 33 feet or approximately 841.5 square feet of clear open yard. The sloped portion of the yard serves essentially no present purpose. The deck in conjunction with the lawn & garden areas and irregular open concrete patio behind the house constitute our available open yard upon which we entertain and have outdoor time. We are proposing to convert about half of the existing raised wood-frame deck abutting the house to additional living room space. Essentially, the existing grassy lawn and deck on the slope will continue to be our open yard space, as it is presently.

To reiterate, by granting this MOD Exclusion on the bases of the above mentioned conditions, the addition will neither degrade the appearance or architectural quality of the structure, nor will the addition as proposed have detrimental impacts on neighboring properties. Also, the addition will not reduce our present available open yard space. The scope and height of the proposed work is such that the change is of no particular significance to either the rear or side neighbors.

We respectfully request that a MOD Exclusion be granted for both the proposed nonconforming sideyard setback and the reduced open yard area upon your careful review of the above conditions.

Sincerely,



Michael J. Conaway

Michael & Rosanne Conaway
1333 Cliff Drive
Santa Barbara, CA 93109
Tel. 805-450-5156